

Planning Committee: 25 February 2014

Item Number: 6

Application No: W 13 / 1807

Town/Parish Council: Kenilworth

Registration Date: 31/12/13

Case Officer: Emma Spandley

Expiry Date: 25/02/14

01926 456533 emma.spandley@warwickdc.gov.uk

92 Rouncil Lane, Kenilworth, CV8 1FQ

Erection of an outbuilding to be used ancillary to the main house FOR Mr N Peppit

This application is being presented to Committee due to an objection from the Town Council having been received.

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

Planning permission is sought for the erection of detached outbuilding in the rear garden of No.92 Rouncil Lane.

THE SITE AND ITS LOCATION

The application site relates to the rear garden of No.92 Rouncil Lane. The proposed detached outbuilding will be located adjacent to the shared boundaries with No. 8 Beachwood Croft to the rear and No.94 and No.90 Rouncil Lane on either side.

No.8 Beachwood Croft, to the rear is set at a higher level, approximately 0.5 metres, than the rear gardens of the properties located in Rouncil Lane.

There is an existing hedge which indicates the boundary between No.8 Beachwood Croft, to the rear, and the application property. There is also a 1.8 metre high timber fence between No.8 Beachwood Croft and the application property. The rear gardens of the application property and No.8 Beachwood Croft are at an angle, such that the separation between the proposed building and the boundary varies along the length of that boundary. The height of the proposed out building closest to the shared boundary with No.8 Beachwood Croft will be 2.7 metres. However, due to the differing site levels, only the uppermost 0.2 metres of the proposed outbuilding will be visible above the fence when viewed from No.8 Beachwood Croft.

PLANNING HISTORY

W/81/0326 - Erection of a rear kitchen and WC extension, granted 28th April 1981;

W/82/0601 - Erection of rear single storey extension to form dining room, utility room and WC, granted 9th August 1992;

W/01/1256 - Erection of single storey side extension, granted 22nd November 2001;

W/07/1233 - Erection of first floor and roof side extension, rear roof dormer and ground floor front extension, granted 7th September 2007;

W/07/0563 - Loft conversion involving the installation of rear dormer windows and the alteration of the roof line, granted 21st May 2007.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Distance Separation (Supplementary Planning Guidance)
- The 45 Degree Guideline (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council - Objection. The siting and mass of the proposal is so close to the neighbouring boundaries on three sides; concerns that the proposed plans do not maintain the required separation distance from the neighbouring property.

Ecology - Request a nesting bird note.

Assessment

The main considerations in assessing this application are as follows:

- Any potential effect on the amenities of neighbouring properties; and
- The design of the building.

Neighbours' Amenity

The proposed outbuilding is set approximately 23 metres from the rear elevation of the application property and from either neighbour, No.94 and 90 Rouncil Lane. Therefore it is considered that the proposed outbuilding will not have any significant impact on the residential amenities of the occupiers of those properties.

It is considered that due to the angled nature of the proposed outbuilding in relation to No.8 Beechwood Croft to the rear and the differing site levels, notwithstanding the close proximity of the proposed outbuilding to the rear of that property there will be no significant impact on the residential amenities of the occupiers of that property.

Design

The proposed building will be a timber framed structure clad in cedar wood. It is considered that due to the location of the proposed building to the rear of the site, which is not highly visible from public vantage points the design and materials proposed are acceptable.

Health and Wellbeing

N/A

Summary/Conclusion

In the opinion of the Local Planning Authority, the proposed development is of an acceptable standard of design which would not cause unacceptable harm to the locality in which the site is located and will not result in an unacceptable adverse impact on the amenity of nearby residents by reason of overbearing effect, loss of light or privacy. The proposal is therefore considered to comply with the policies listed.

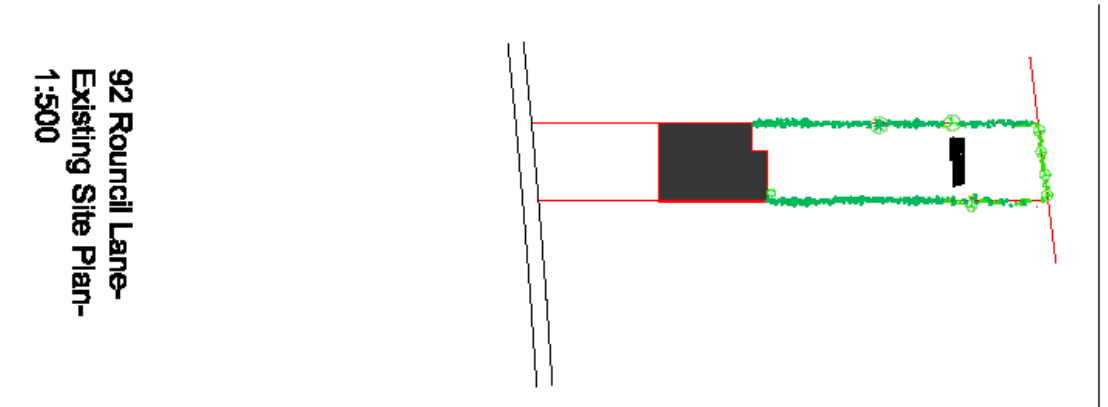
CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing Garden Annex - Plans - Dec 2013, proposed floor plans and proposed elevations and specification contained therein, submitted on 31st December 2013. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

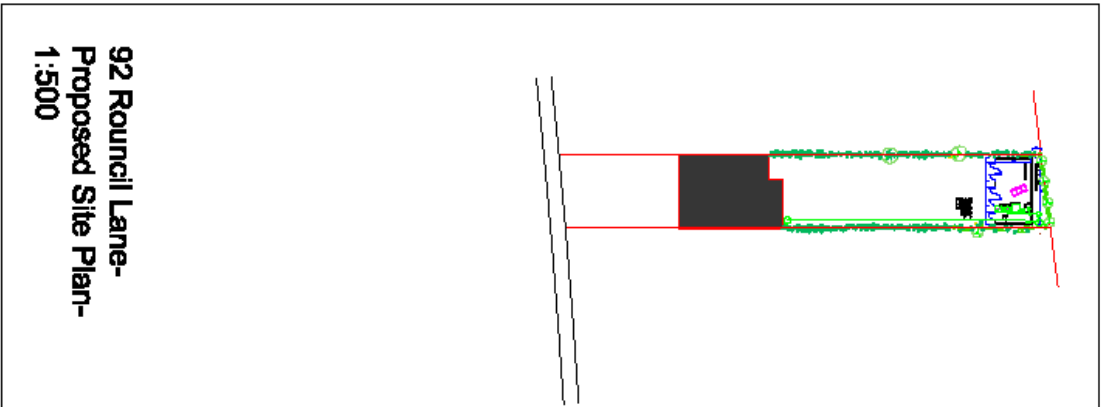
BLOCK PLAN
AREA 90m x 90m
SCALE: 1:500 on A4
CENTRE COORDINATES: 428606 , 270643



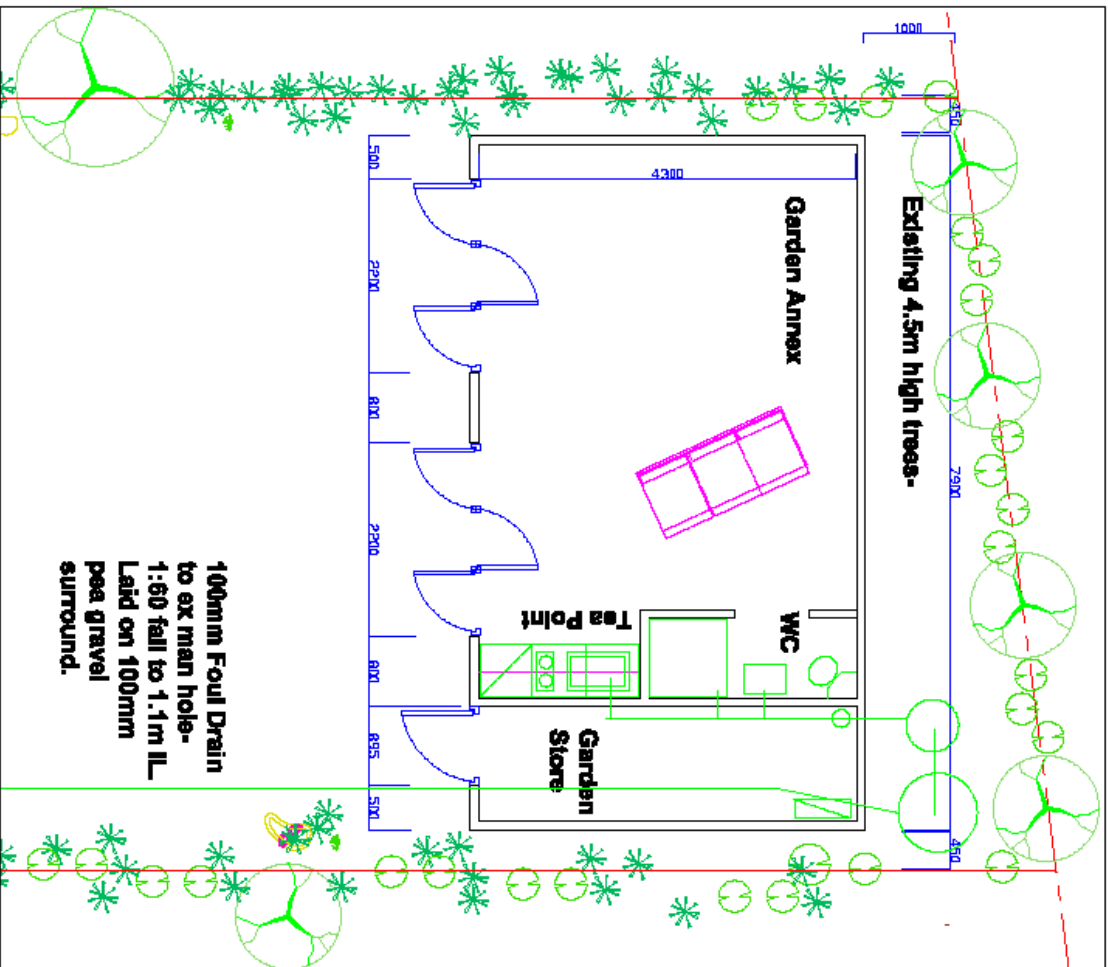
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92 Rouncil Lane-
Existing Site Plan-
1:500



92 Rouncil Lane-
Proposed Site Plan-
1:500



92 Rouncil Lane- Garden Annex -Plans- DEC 2013

92 Rouncil Lane- Proposed Floor Plan 1:50

